



Ross Halligan <ross.halligan@como.gov>

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## Opposition to re-zoning 100 Gipson

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Joan casey <joan.caseycpa@gmail.com>

Wed, Feb 26, 2025 at 9:40 AM

To: ross.halligan@como.gov

Dear Mr Halliban,

As owners of the property at 101 Gipson, we wish to express our opposition to the re-zoning of 100 Gipson, case #85-2025. We would not want to live directly across the street from a property allowing transients—the street should remain single-family zoned in our opinion. Thank you for the opportunity to respond to the re-zoning proposal and please let us know if you need more information from us.

Sincerely,

Gregory and Joan Casey

Casey Rentals LLC

Sent from my iPhone



Ross Halligan &lt;ross.halligan@como.gov&gt;

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**Recommendation re: 100 Gipson St - Conditional Use Permit (Case #85-2025)**

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Noah Citron &lt;ncitron@gmail.com&gt;

Fri, Mar 7, 2025 at 10:53 AM

To: "ross.halligan@como.gov" &lt;ross.halligan@como.gov&gt;

Dear Ross Halligan,

Unfortunately, I was unable to attend last night's public hearing, so as a resident of Gipson Street, I am writing to register my opposition to the Conditional Use Permit (CUP) for a short-term rental permit for 100 Gipson Street (Case #85-2025). I see this as both a zoning issue and a housing issue.

Homelessness is a problem in this city. This neighborhood is zoned as residential. If this CUP for  $\leq 210$  nights annually is approved, it seems apparent that the house will not be able to provide housing for a local family as it is currently zoned to do.

I recognize that I missed the hearing so it is possible that this was discussed: I am interested in knowing whether the owner has considered how this CUP would put pressure on the already strained housing situation in Columbia. Specifically, I have no concerns with my neighbors having guests over, and therefore have no concerns if this house is used as a primary residence while also housing transient *guests* who would stay in addition to the residents who live there. But if this house won't be used as a primary residence and will instead be used by non-local visitors, I do have concerns: it appears to me that granting this CUP would effectively reduce the housing available to Columbia residents (in other words, granting this CUP would directly take away somewhere between 1-4 beds that are currently available to Columbia residents).

We can only maintain enough housing in this city *if* our housing remains residential instead of being converted to short term rentals. Homeless people *shouldn't* be pushed into living in hotels. That goes against the zoning and it goes against my moral compass.

Thank you for your time.

Noah Citron